

County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION LOS ANGELES, CALIFORNIA 90012 (213) 974-1101 http://ceo.lacounty.gov

October 9, 2007

Board of Supervisors GLORIA MOLINA First District

YVONNE B. BURKE Second District

ZEV YAROSLAVSKY Third District

DON KNABE Fourth District

MICHAEL D. ANTONOVICH Fifth District

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012

Dear Supervisors:

DEPARTMENT OF PUBLIC WORKS: DRAINAGE BENEFIT
ASSESSMENT AREA NO. 30
DETERMINATION AND LEVYING OF ASSESSMENTS
UNINCORPORATED COUNTY AREA NEAR THE CITY OF SANTA CLARITA
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

- Receive and file the August 2007 Engineer's Report, prepared by Alliance Land Planning & Engineering, Inc., and approved by the Department of Public Works, regarding the establishment of Drainage Benefit Assessment Area No. 30, and the determination and levy of an annual assessment on the parcels of real property located therein, for the purpose of providing funds for the operation and maintenance of a drainage system.
- 2. Instruct the Executive Officer of your Board to set a date for a public hearing on the Engineer's Report, the establishment of Drainage Benefit Assessment Area No. 30, and the determination and levy of an annual assessment on the parcels of real property located therein.
- 3. Instruct the Executive Officer of your Board to cause notice of the filing of the Engineer's Report and of the time, date, and place of the public hearing to be published in accordance with Section 6066 of the Government Code and posted in at least three public places within the County.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:

- 1. Authorize the tabulation of assessment ballots submitted, and not withdrawn, in support of and in opposition to the proposed assessment and determine whether a majority protest against the proposed assessment exists.
- 2. If no majority protest against the proposed assessment exists:
 - a. Find that the adoption of the resolution is exempt from the California Environmental Quality Act;
 - b. Adopt the resolution to establish Drainage Benefit Assessment Area No. 30 and to determine and levy an annual assessment on the parcels of real property located in Drainage Benefit Assessment Area No. 30 either as proposed or as modified by your Board.
- 3. If a majority protest against the proposed assessment exists, refer the item back to the Department of Public Works.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to establish Drainage Benefit Assessment Area (DBAA) No. 30 and to determine and levy an annual assessment on each parcel of real property located therein. DBAA No. 30 is being formed for the purpose of maintaining and operating runoff treatment systems as a condition of approval for Parcel Map No. 26363.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide the goals of Service Excellence (Goal 1) and Fiscal Responsibility (Goal 4). The proposed runoff treatment systems will provide for the improvement of stormwater quality, which improves the quality of life in the County. The proposed actions will also provide the necessary funds to operate and maintain drainage facilities that will be constructed and dedicated as required for the recordation of a subdivision of land known as Parcel Map No. 26363.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The Honorable Board of Supervisors October 9, 2007 Page 3

Funding for the operation and maintenance of the drainage system, estimated to be \$36,000 annually, will be provided by annual special benefit property assessments as set forth in the attached August 2007 Engineer's Report.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed establishment of DBAA No. 30 and the proposed determination and levying of an annual assessment on the parcels of real property located therein is being conducted pursuant to the Benefit Assessment Act of 1982 (Government Code Section 54703 et seq.), which authorizes the County to establish areas of benefit within unincorporated areas and impose an annual benefit assessment on the parcels of real property within these areas to finance the costs associated with provision of drainage services to these areas. In addition, the proposed levy of the annual assessment on DBAA No. 30 is subject to Proposition 218 (Articles 13C and 13D of the California Constitution).

The Benefit Assessment Act of 1982 requires that the amount of the assessment imposed on any parcel of property must be related to the benefit to the parcel that will be derived from the provision of the service, and that the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service. See Government Code Section 54711.

Additionally, pursuant to Proposition 218:

- No assessment shall be imposed on a parcel of property that exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
- Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel.
- Publicly-owned parcels shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.

The Benefit Assessment Act of 1982 and Proposition 218 also require that the following procedures be complied with:

- For the first fiscal year in which an assessment is proposed to be imposed, your Board must cause a detailed Engineer's Report supporting the proposed assessment to be prepared by a registered professional engineer certified by the State of California and filed with the Executive Officer.

The Honorable Board of Supervisors October 9, 2007 Page 4

- Your Board must conduct a public hearing to hear and consider all public comments, objections or protests regarding the proposed assessment.
- The Executive Officer is required to cause notice of the filing of the Engineer's Report and of the time, date, and place of the public hearing to be published pursuant to Government Code Section 6066 and posted in at least three public places within the jurisdiction of the County.
- The Department of Public Works must give notice by mail at least 45 days prior to the date of the public hearing to the record owner of each parcel within the assessment area, including an assessment ballot by which the owner can indicate his or her support or opposition to the proposed assessment.
- At the conclusion of the public hearing the Executive Officer is required to tabulate the assessment ballots submitted, and not withdrawn, in support of or opposition to the proposed assessment.
- If a majority protest exists (i.e., the assessment ballots in opposition to the proposed assessment exceed the assessment ballots in favor of the proposed assessment, weighted according to the proportional financial obligation of each property), the proposed assessment may not be levied. If there is no majority protest, your Board may adopt or modify the attached resolution determining and levying the proposed assessment.

The resolution and other documents referred to herein have been reviewed and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from the provisions of the California Environmental Quality Act, pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273(a) since adoption of the proposed resolution forming DBAA No. 30 and determining and levying an annual assessment on the parcels of real property therein is for the purpose of meeting operating expenses.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The establishment of DBAA No. 30 will provide a funding mechanism for maintaining and operating runoff treatment systems, which will improve stormwater quality.

The Honorable Board of Supervisors October 9, 2007 Page 5

CONCLUSION

Please return one adopted copy of this letter and a copy of the adopted resolution to the County Assessor; the Auditor-Controller; County Counsel; and the Department of Public Works, Programs Development Division.

Respectfully submitted,

WILLIAM T FUJIOKA Chief Executive Officer

WTF:DLW SA:re

Attachments (3)

c: Assessor

Auditor-Controller County Counsel

Department of Public Works (Land Development)

Treasurer and Tax Collector

Engineer's report

DRAINAGE BENEFIT ASSESSMENT AREA NO. 30

DRAINAGE SERVICES FOR PARCEL MAP NO. 26363

UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

AUGUST 2007

Prepared by

Craig Whitteker Principal Engineer

Alliance Land Planning & Engineering, Inc.

RCE No. C 51929

RCE No. 55098

RCE No. C 26513

Reviewed by

James Namminga Civil Engineer

LA County Dept. of Public Works

Approved by

Patrick V. DeChellis

Députy Director

LA County Dept. of Public Works

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ENGINEER'S REPORT

DRAINAGE BENEFIT ASSESSMENT AREA NO. 30 DRAINAGE SERVICES FOR PARCL MAP NO. 26363

Certification

In the matter Drainage Benefit Assessment Area No. 30 for drainage services for Parcel Map No. 26363 in the unincorporated Territory of the County of Los Angeles, State of California, I Craig Whitteker, Civil Engineer, have prepared the following Engineer's Report pursuant to the provisions of the Benefit Assessment Act of 1982 (Division 2, Chapter 6.1 of the California Government Code of the State of California) and Article 13D of the California Constitution.

dated on this 22 day of August 2007

CRAIG WHITTEKER Civil Engineer

State of California

APPROVED AS TO FORM: RAYMOND G. FORTNER, JR.

County Counsel

TABLE OF CONTENTS

INTRODUCTION		1
PART I	Proposed Services and the Total of the Costs	2
PART II	Boundary Map, Assessment Diagram, and Parcels Identified to be Included in the Assessment Area	3
PART III	Special Benefits to be Conveyed	4-5
PART IV	Basis of Assessment	6
PART V	Total Assessments	7
APPENDIX A	Estimated Annual Costs for Each Parcel	
APPENDIX B	Runoff Treatment System Locations and Cross-Sections	
APPENDIX C	Geosyntec Technical Memo of Compliance	
MAP NO. 1	Boundary Map - Drainage Benefit Assessment Ar	ea No. 30
MAP NO. 2	Assessment Diagram - Drainage Benefit Assessn No. 30	nent Area
EXHIBIT A	Legal Description	

INTRODUCTION

Drainage Benefit Assessment Area (DBAA) No. 30 is being formed for the purpose of maintaining and operating runoff treatment systems for Parcel Map No. 26363. The runoff treatment systems are to consist of 11 Biological Treatment Swales, 1 Bioretention Facility, and fencing along flood control access roads.

According to the Commerce Center Tentative Parcel Map (CCTPM) 26363 water quality technical report (Geosyntec Consultants, December 2005), all stormwater runoff would be treated by either bioretention or vegetated swales. See attached Geosyntec technical memo for the proposed water quality systems compliance.

The Benefit Assessment Act of 1982 (Government Code Section 54703 et. Seq.) authorizes the County to impose an annual benefit assessment on parcels within the unincorporated areas of the County to finance the costs associated with provision of drainage services to these areas.

Government Code Section 54716 provides that, for the first fiscal year in which a benefit assessment is proposed to be imposed by a local agency, the legislative body of the local agency shall cause a written report pertaining to the proposed assessment to be prepared and filed with the clerk of the local agency.

Additionally, Article 13D of the California Constitution, approved by the California voters in November 1996 as Proposition 218, requires that all proposed assessments be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.

Article 13D of the California Constitution also provides for property owners to determine by assessment ballot whether or not they approve of the proposed assessment.

This Engineer's Report has been prepared in conformity with provisions of the Benefit Assessment Act of 1982 and Article 13D of the California Constitution.

The purpose of the proposed assessment is to fund the costs required to operate and maintain the runoff treatment facilities required as a condition of approval for Parcel Map no. 26363.

Part I sets forth the improvements, services, and the total of the drainage service costs proposed to be financed by the proposed assessments; Part II sets forth the Boundary Map, Assessment Diagram, and identification of the parcels to be included in the proposed assessment area; Part III sets forth special benefits to be conveyed on the identified parcels and the costs to the proposed assessment area; Part IV sets forth the basis upon which the proposed assessment was calculated; and Part V sets forth the proposed annual and proposed total assessments on each of the identified parcels.

PART I

PROPOSED SERVICES AND THE TOTAL OF THE COSTS

Proposed Services

The proposed services consist of the operation and maintenance of runoff treatment systems required as a condition of approval. The benefiting parcels are within the unincorporated territory of the County of Los Angeles in the vicinity of the City of Santa Clarita.

The runoff treatment systems are comprised of 11 Biological Treatment Swales, 1 Bioretention Facility with subdrain, and above ground drainage facilities constructed within the defined assessment area.

The yearly maintenance and operation for the runoff treatment system includes, but is not limited to: Four complete system inspections per year, monthly maintenance (vegetation management, trash/floatables removed, and spot repair of rills and eroded slopes as needed).

Major maintenance and operation for the runoff treatment systems includes, but is not limited to: Inlet/outlet structural component repair, sediment removal (excavation), system regrading and replanting.

The general nature, location, and extent of the runoff treatment systems are set forth in Appendix B. The AS-Built plans for the runoff treatment system will be on file in the Executive Office of the Board of Supervisors and the Department of Public Works.

The Total of the Costs

The total estimated annual cost of the proposed services is \$35,960. The basis of the estimated annual cost of the proposed services is set forth in Appendix A. Operation and maintenance costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the costs for a proposed assessment that will be incurred indefinitely, the total of the costs for the first 100 years of this assessment is \$3,596,008 as indicated in Appendix A.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

PART II

BOUNDARY MAP, ASSESSMENT DIAGRAM, AND PARCELS IDENTIFIED TO BE INCLUDED IN THE ASSESSMENT AREA

The area of benefit of DBAA No. 30 will include Assessor's Parcel No.'s 2866-002-057 and 3271-002-033.

The Boundary Map (Map No. 1), entitled "Boundary Map for Drainage Benefit Assessment Area No. 30" and the Legal Description (Exhibit A) set forth the boundaries of the assessment area as recommended by this Engineer's Report. In accordance with Section 4 of Article 13D of the California Constitution, publiclyowned parcels within the proposed assessment area will be assessed unless there is clear and convincing evidence that a publicly-owned parcel receives no special benefit.

The Assessment Diagram (Map No. 2), entitled "Assessment Diagram for Proposed Drainage Benefit Assessment Area No. 30, County of Los Angeles, State of California," sets forth each individual parcel of land to be assessed.

PART III

SPECIAL BENEFITS TO BE CONVEYED

Article 13D of the California Constitution requires the separation of general benefits from special benefits as only special benefits are assessable. Special benefit is defined by Article 13D as "a particular and distinct benefit over and above general benefits conferred on real property located in the assessment area or to the public at large." General enhancement of property value does not constitute a special benefit; however, the specific enhancement of property value is a special benefit. In essence, an assessment, levy, or charge on a parcel must be based on a special and distinct benefit to the parcel and shall not include any general benefits conferred on the public at large including real property within the assessment area.

The total of the costs for the proposed services over the first 100 years (since it is not feasible to estimate the total of the costs for an assessment that will be incurred indefinitely) has been separated as either a special benefit of a general benefit on a proportional basis. The total amount to be the assessed for special benefits conferred on the identified parcels within the proposed assessment district for each assessment year is summarized in Appendix A.

Special Benefits

The proposed services will provide for the operation and maintenance of runoff treatment systems for Parcel Map No. 26363.

As stated in the Geosyntec consultants CCTPM 26363 water quality technical report the proposed runoff treatment systems will capture and treat 80% of the average annual storm runoff volume from the development.

Therefore, the operation and maintenance of the runoff treatment systems specifically benefits each parcel within DBAA 30 by capturing and treating the annual storm runoff from these parcels, as is required for all new development by the Los Angeles County Department of Public Works standard urban stormwater mitigation plan (SUSMP).

General Benefit

The proposed services will also provide general benefits to the proposed assessment area and the public at large. General benefits are provided to the public street within the proposed assessment area. The proposed public street storm runoff will be conveyed and treated in the proposed Bioretention Facility, located on Lot 3 Parcel Map No. 26363. There are 5.81 acres of County road right of way associated with these roadway segments within the proposed assessment area. The proposed assessment area is 53.00 acres. Therefore, 10.96 percent of the cost of the proposed services is considered a general benefit cost that will not be allocated to the proposed assessment area. This information is summarized in the table below.

	ACREAGE	PERCENTAGE
County Public Road Right of Way	5.81	10.96%
Proposed Assessment Area	53.00	

Special Benefit Share of the Proposed Services Costs

The proposed services costs will be paid in the year incurred. The estimated annual cost of the proposed services is \$35,960 as set forth in Appendix A. Since the special benefit proportionate share of the total costs is 89.04%, the special benefit share of the estimated annual costs is \$32,019.

The special benefit proportionate share of the proposal services costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the special benefit costs for a proposed assessment that will be incurred indefinitely, the total of the special benefit costs for the first 100 years of this assessment has been calculated by multiplying the estimated special benefit proportionate share of the proposed services costs by 100 and has been determined to be \$3,201,910.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles – Riverside – Orange County consumer price index for all urban consumers. For the purposes of clarity, the consumer price index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

PART IV

BASIS OF ASSESSMENT

The proposed assessment is based on parcel net useable area. Some of the proposed lots have significant open space slopes included within their lot boundaries. Therefore, the proposed assessment is based on net useable area, not total lot area. The lot net useable area is based on the proposed graded pad area average.

PART V

TOTAL ASSESSMENTS

The Benefit Assessment Act of 1982 and Article 13D of the California Constitution require that assessments be based on the special benefits that properties within the assessment area receive from the improvements and/or services. The statutes do not specify the allocation method or formula. The Assessment Engineer analyzes the facts and determines the allocation of the assessment, and the legislative body, by confirming the Engineer's Report, determines the special benefit to each parcel within the assessment area. The final authority with respect to the finding of special benefit rests with the County of Los Angeles Board of Supervisors. After hearing all the testimony and evidence presented at a public hearing, the Board must determine whether or not the assessment allocation has been made in direct proportion to the special benefits received.

Part I sets forth the total of the costs of the proposed improvements and services. Part II sets for the identified parcels. Part III sets forth the total of the costs to the proposed assessment area. Part IV sets forth the Basis of Assessment.

This Part sets forth the Total Assessments. The proposed annual assessment rate of \$804.50 per acre of useable area was determined in accordance with the following formula.

Proposed Annual Assessment Rate = $\frac{\text{Annual Proposed Assessment Area Costs (\$)}}{\text{Total Useable Area (AC)}} = \frac{\$32,019}{39.8 \text{ AC}}$

The annual assessment for each identified parcel was determined in accordance with the following formula.

Annual Assessment for Parcel = Proposed Annual Assessment Rate X net useable area for Parcel

The Annual Assessment Columns in Appendix A indicate the proposed annual assessment for each identified parcel. To account for the effects of inflation, the annual assessments will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the proposed annual assessment.

The Total Assessment Column of Appendix A indicates the total assessment for each identified parcel for the first 100 years since it is not feasible to estimate the total assessment for each parcel for a proposed assessment that will be incurred indefinitely.

APPENDIX A

ESTIMATED ANNUAL COSTS FOR EACH PARCEL

ANNUAL LOT ASSESSMENT

Lot Parcel No.	Net Useable Area Assessment (\$/AC)	Net Useable Area (AC)	Annual Assessment	Total 100 YR. Assessment
1	\$804.50	5.5	\$4,425	\$442,475
2	\$804.50	6.3	\$5,068	\$506,835
3	\$804.50	7.5	\$6,034	\$603,375
4	\$804.50	1.5	\$1,207	\$120,675
5	\$804.50	3.1	\$2,494	\$249,395
6	\$804.50	3.5	\$2,816	\$281,575
7	\$804.50	4.5	\$3,620	\$362,025
8	\$804.50	2	\$1,609	\$160,900
9	\$804.50	1	\$805	\$80,450
10	\$804.50	3.9	\$3,138	\$313,755
11	\$804.50	1	\$805	\$80,450
TOTAL		39.8 AC	\$32,019	\$3,201,910

				Dimensions/Costs of Each Facility	sts of Each	Facility								
ВМР	Drainage	Тор	Top											
	Area (ac)	Width (ft)	Length (ft)	Foot Print (ft2)	¹ Major Maintena	Aajor Maintenance (Everv 20 vears)	² Ar Mainte	² Annual Maintenance	³ Life (Co	³ Life Cycle O&M Cost PV	⁴ Total Cost (An	⁴ Total Annual Cost (Amortized)	Total A	Total Annual Cost
Bio-retention #15	8.6	varies	varies	13,800	ક	37,500	\$	5,447	↔	732,248	₩	7,322	()	851
Swale #1 ⁶	3.3	15	308	4,620	(A	3,921	₩	2,664	€>	286,808	€	2,868	εs	869
Swale #2 ⁷	4.6	15	358	5,370	\$	4,366	69	2,518	€ S	274,444	8	2.744	မ	597
Swale #3 ⁸	4.2	15	348	5,220	ь	4,277	છ	2,467	€	268,801	€	2,688	မာ	640
Swale #49	3.4	15	318	4,770	\$	4,010	₩	2,311	ક	251,872	မှာ	2,519	€	741
Swale #5 ¹⁰	3.5	15	318	4,770	ક	4,010	€	2,311	εs	251,872	S	2,519	မ	720
Swale #6 ¹¹	3.9	15	328	4,920	&	4,099	€	2,363	↔	257,515	မာ	2,575	မ	999
Swale #7	2.8	12	328	3,936	ક	3,514	\$	2,022	မာ	220,497	S	2,205	s	787
Swale #8	3.4	12	358	4,296	·	3,728	ક	2,146	↔	234,040	ક્ક	2,340	8	688
Swale #9	5.6	15	368	5,520	υ	4,455	\$	2,570	↔	280,087	ક	2,801	υ	500
Swale #10 ¹²	2.3	12	348	4,002	ક્ક	3,554	69	2,044	s	222,979	ક્ક	2,230	8	696
Swale #11 ¹³	5.5	18	358	6,444	\$	5,004	ω	2,891	ક	314,847	\$	3,148	6)	572
Total ¹⁴	51.1			67,668	\$	82,438	s	31,754	€) €)	3,596,008	s	35,960	s	946

Notes

- Major maintenance is assume to be required every 20 years for both bioretention areas and swales. See "Detailed Cost" sheet for details
 - Annual maintenance is assume to be required every year for both bioretention areas and swales. See "Detailed Cost" sheet for details
- Life cycle operation and maintenance cost are based on an inflation rate of 0% and represent present value of total costs over a 100-year period
 - Total annual costs are based on an interest rate of 0% and represent the annual cost of amortization over a 100-year period
 - Total new useable are for the drainage area of BMP Bio-retention 1 is 2.8 AC
- Net useable area for the drainage area of BMP swale no. 1 is 2.8 AC ဖ
- Net useable area for the drainage area of BMP swale no. 2 is 4.2 AC
- Net useable area for the drainage area of BMP swale no. 3 is 3.8 AC
- Net useable area for the drainage area of BMP swale no. 4 is 3.1 AC 6
 - Net useable area for the drainage area of BMP swale no. 5 is 3.2 AC 5
- Net useable area for the drainage area of BMP swale no. 6 is 3.1 AC 7
- The drainage area for BMP swale No. 10 is landscaped slope and therefore not counted as new useable area <u>5</u> Σ 4
 - Net useable area for the drainage area of BMP swale no. 11 is 4.9 AC
- Total net useable area is 39.8 AC

Constitution with the constitution of the cons	Concrete														
				Drainage	BMP	BMP		$\overline{}$							
		5		Area Size	Foot	Foot	Denth	Top	Top	Side	Volume	Volume		Bot	Bot
	Assigned Name	Type	Tributary Area	(acres)	(acres)	(sq-feet)	(E)	\top	(ft)	- and hea	(Cn-ff)	(cu-vd)	CWyl	Width	Length (ft)
	Bio-retention 1	Bio-ret.	A12/A13	8.60	0.32	13800	4	,	,		55200	2044			
	Swale #1	Swale	Al	3.3	0.11	4620	2.00	15	308	2	6720	249	7 x 300	7	300
	Swale #2	Swale	A2	4.6	0.12	5370	2.00	15	358	2	7820	290	7 x 350	7	350
	Swale #3	Swale	A3	4.2	0.12	5220	2.00	15	348	2	0092	281	7 x 340	7	340
	Swale #4	Swale	A4	3.4	0.11	4770	2.00	15	318	2	6940	257	7×310	7	310
	Swale #5	Swale	AS	3.5	0.11	4770	2.00	15	318	2	6940	257	7 x 310	7	310
	Swale #6	Swale	A6	3.9	0.11	4920	2.00	15	328	2	7160	265	7 x 320	7	320
	Swale #7	Swale	A7	2.8	0.09	3936	2.00	12	328	2	5216	193	4 x 320	4	320
	Swale #8	Swale	A8	3.4	0.10	4296	2.00	12	358	2	9699	211	4 x 350	4	350
	Swale #9	Swale	A9	5.6	0.13	5520	2.00	15	368	2	8040	298	7 x 360	7	360
	Swale #10	Swale	A10	2.3	60.0	4002	2.00	12	348	2	5192	192	3.5 x 340	3.5	340
	Swale #11	Swale	A11	5.5	0.15	6444	2.00	18	358	2	9944	368	10 x 350	01	350
			TOTALS	51.1	1 55	87949					97766	20,007			

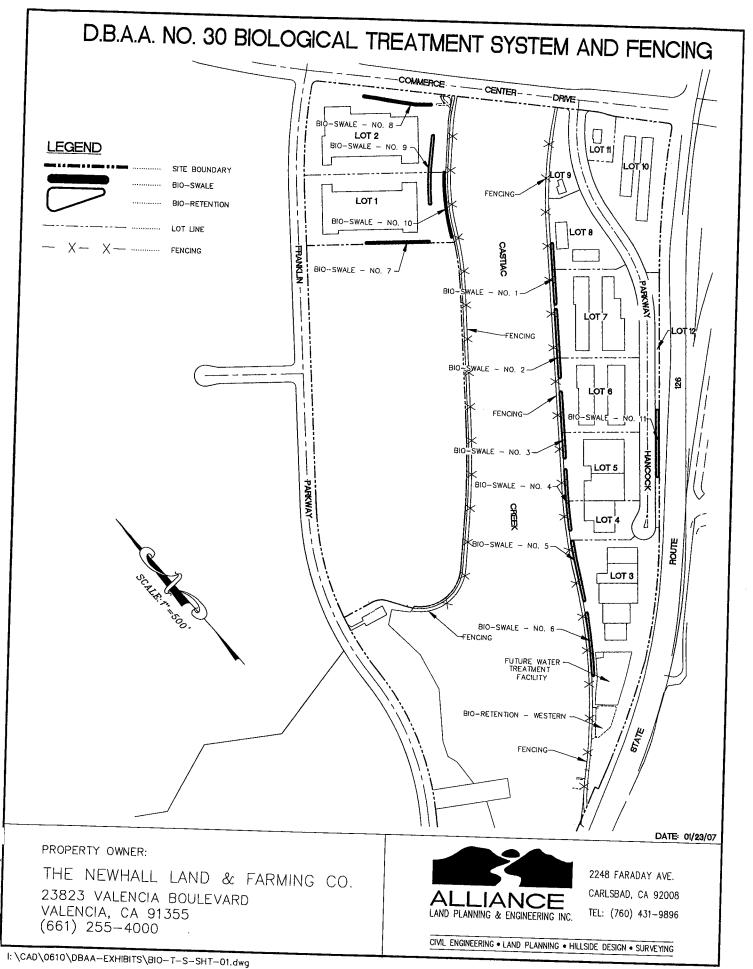
Table 2: Annual Maintenance Costs			Bio	Bio-retention 1	Swa	Swale #1	Swale #2	e #2	Swale #3	#3	Swale #4	4	Swale #5	_	Swele #6	Ļ	Curolo #7	Off closing		9	-			<u> </u>	GRAND
ITEM DESCRIPTION	UNIT	UNIT	Otr	TOTAL	Q.	TOTAL	Ž	TOTAL	É	FOTAL	T	TAL		A.F.		1	TOTAL	<u>-</u>	A.			TOTAL	<u>≅</u> —-	(AL	IOIAL
4.0 MINOR MAINTENANCE (Annual)	-		╁┈				63		\dashv		-	_	65	5	y Cost	3	COSI	A A	COSI	Qty COST	Oţ.	COST	Oth CC	COST	,
4.1 INSPECTION (4 per year) ¹	MH	\$ 100	0.5	\$50	0.5	\$50	0.5	\$50	0.5	\$50	0.5	\$50	0.5	\$ 0 0 5	250	0.5	\$50	0.5	0 053	0.5	30	6		_	
4.2 VEGETATION MANAGEMENT/MAINTENANCE ²	2 SF	\$ 0.25	5 13800	\$3,450	4620	\$1,155	5370	\$1,343	5220	\$1,305	4770	┿		1	8	+	-	+.	+	5	+`	\$30 100	C.U	\$ 00¢	000
4.3 IRRIGATION COSTS	SF	\$ 0.05	13800	069\$	4620	\$231	5370	\$269	5220	\$261	4770	\$239 4	4770	-		+	_	_	+-	-	┿	41,001	9	+-	2 202
4.4 ELECTRICAL COSTS	SF	\$ 0.015	5 13800	\$207	4620	\$70	5370	\$81	5220	\$78	4770	\$72 4	4770	-	<u> </u>	+		4296	┿	1	+	077	1	╬	3,303
4.5 RAIL (FENCING) MAINTENANCE COSTS 3	LF	\$ 0.30	999 0	\$170	999	\$170	995	\$170	999	\$170	566	\$170 \$	999	┢	-	┼╌	-	2,00	+-	-	┿	\$170	_	+	7.160
Inspection assumes 2-person team @ \$50 per man-		1												ļ.,		┼		3	+	1	+	0/16	+	+	001,
Note nour ² Vegetation management includes periodic trash and		Sub-Total:		\$4,567		\$2,044		\$1,911		\$1,864		\$1,722	55	\$1,722	\$1,770	ام	\$1,460	89	\$1,573	\$1,959	6	\$1,480	\$2	\$2,250 \$ 2	\$ 24,322
floatables removal as well as spot repair of rills and eroded slopes as needed	10%	10% Contingency:		\$457		\$204		\$191		\$186		\$172		\$172	\$177		\$146		\$157	\$196	9	\$148		\$225	\$ 2,432
³ A total of 6,792 LF of fencing is to be constructed. The maintenance cost is divided among the under		Administrative Costs	<u>-</u>	\$424		\$416		\$416		\$416		\$416		\$416	\$416	9	\$416		\$416	\$416	9	\$416		\$416	\$ 5,000
quality devices equally		TOTAL		\$5,447		\$2,664		\$2,518		\$2,467		\$2,311	·\$	\$2,311	\$2,363	3	\$2,022	•	\$2,146	\$2,570		\$2,044	82	ا ــــــــــــــــــــــــــــــــــــ	\$ 31.754
	MH - N	MH - Man hours, SF		Square Feet, SY - Square Yards, CY - Cubic yards, LS - Lump sum	ıare Yards, (CY - Cubic 3	'ards, LS -	Lump sum		\$2,311														ł	

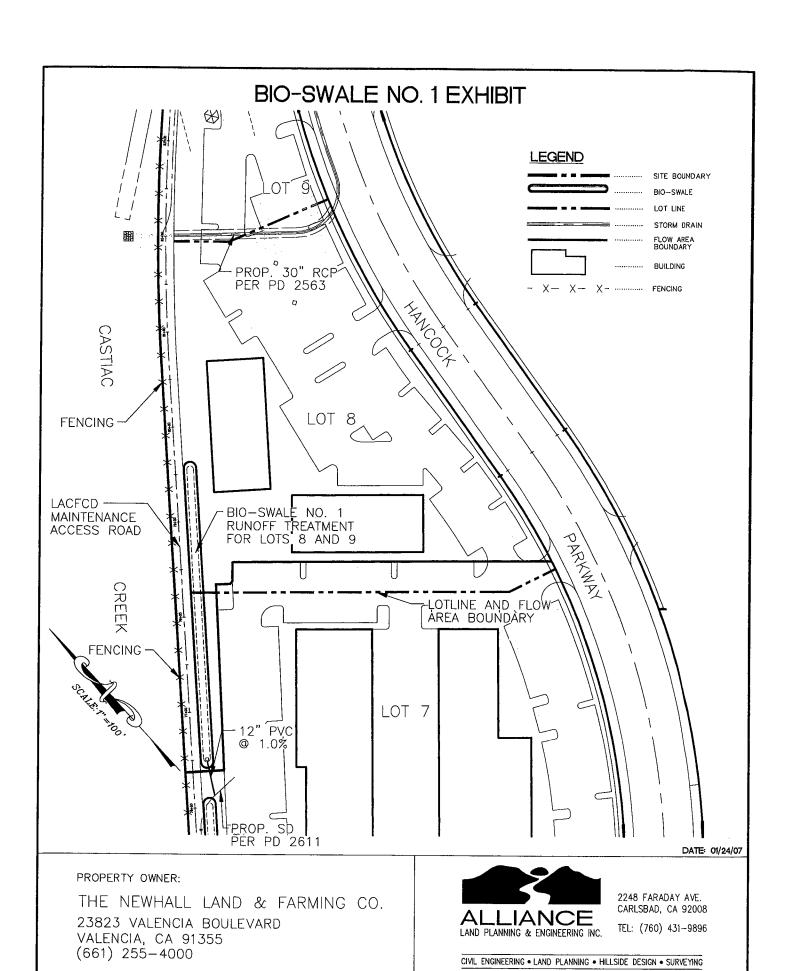
Table	Table 3: Major Maintenance Costs			Bio-retention 1	ntion 1	Swale #1	#1	Swale #2	#2	Swale #3		Swale #4	Swale #5	- 	Swale #6		Swale #7	#	Swale #8		Swale #0		Curolo #10	, san	Curolo #11	GRAND
ITEM No.	DESCRIPTION	UNIT	UNIT	Oty	TOTAL COST	Qty 1	TOTAL	Oty	TOTAL	Oty O	TOTAL	Oty COST	T Oth	TOTAL	ď	TOTAL	100		. j	TAL	TOTAL	<u> </u>	TOTAL			
5.0 M	5.0 MAJOR MAINTENANCE (Every 20 years)			-				-	+	1		-			-		-	+-		+	200		4	<u> </u>		
5.1	5.1 EROSION CONTROL	SY	\$0.39	09	\$23	09	\$23	09	\$23	09	\$23	60 823	09	\$23	09	\$73	99	\$73	9	+	97	4		+	-	•
5.2	SEDIMENT REMOVAL (EXCAVATION)	CY	\$5.00	2044	\$10,222	10	\$50	10	\$50	10	\$50		┼	058	3 9	05.5	3 2	650	3 2	0 20		00 626	-	_		+
5.3	FINE GRADING	SY	\$1.00	09	\$60	09	\$60	09	-	09	098	-	1	093	\$ 5	9	07	05%	01 69	+	-	+	+	+	-	\$ 0,
5.4	SEDIMENT DISPOSAL	ζζ	\$7.50	2044	\$15,333	2	\$75	10	-	2	\$75		╀	\$7.5	3 5	\$75	3 =	27.9	3 2	+	}	+		+		+
5.5	REPLANTING	SF	\$0.54	13800	-	4620	╁	5370	+	5220	╁	52	4	925 63	4920	+-	+	┿		┿	Ę	+	f	+	Ę	+
5.6	5.6 REPAIR INLET/OUTLET STRUCTURAL COMPONENTS	ΓS	\$1,000	-	\$1,000	-	┼──	-	+	-	┿	1	+	\$1,000	-	+	\perp	+-	╁.	┿	1	\$2,961 4002	\downarrow	101	\perp	-
Note	¹ Sediment disposal includes sediment characterization	š	Sub-Total:		\$34,091		\$3,703		\$4,108		\$4,027	\$3,784	4	\$3,784		\$3.865	-	\$3,334	9 6	\$3.528	84	\$4.189	63 369	000	\$1,000	000,212,000
		10% Co	10% Contingency:		\$3,409		\$370		\$411		\$403	\$378	90	\$378		\$387]	\$333	<u>'</u>	\$353	6	\$419	S	\$337	\$469	+-
			TOTAL:	-	\$37,500		\$4,074		\$4,519	-	\$4,430	\$4,163	3	\$4,163		\$4,252		\$3,667	S	\$3,881	\$4,	\$4,608	\$3,706	90	\$5,157	» «»

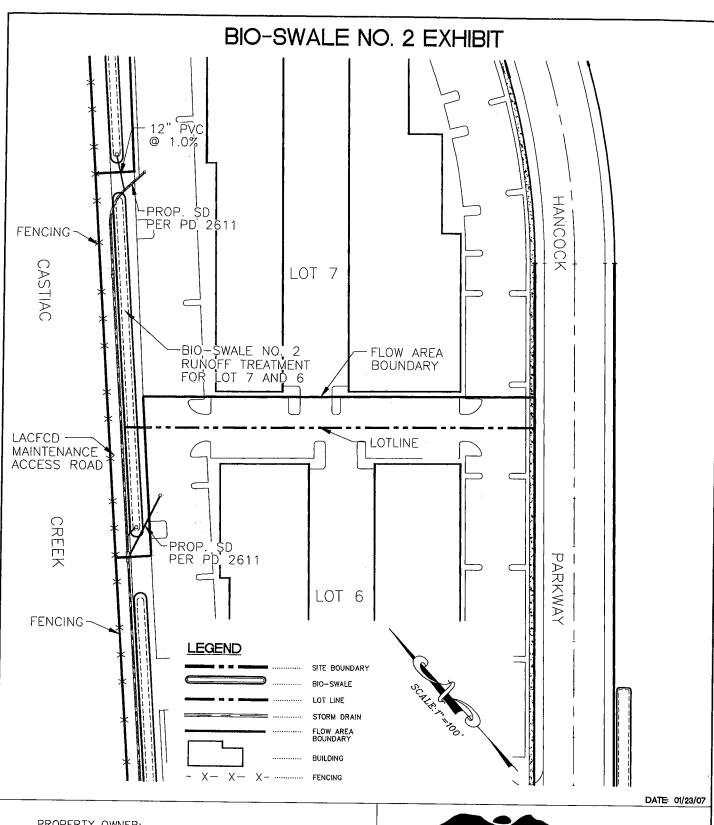
 MH - Man hours, SF - Square Feet, SY - Square Yards, CY - Cubic yards, LS - Lump sum
 \$4,163
 \$4,163

APPENDIX B

RUNOFF TREATMENT SYSTEM LOCATIONS AND CROSS-SECTIONS







PROPERTY OWNER:

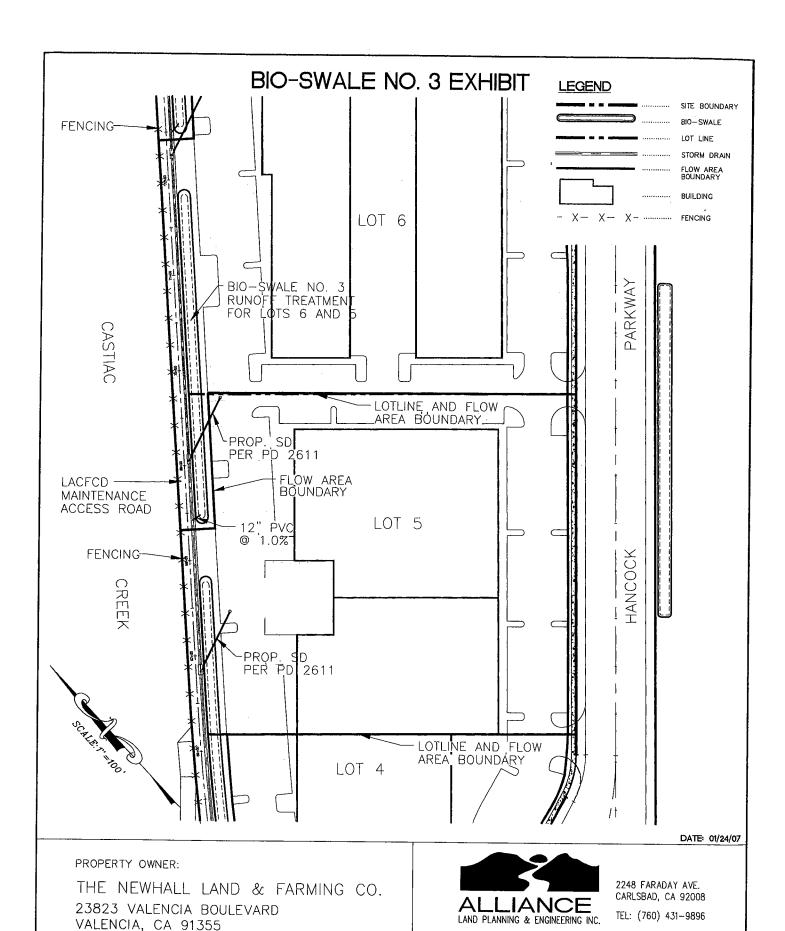
THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255 - 4000



2248 FARADAY AVE. CARLSBAD, CA 92008

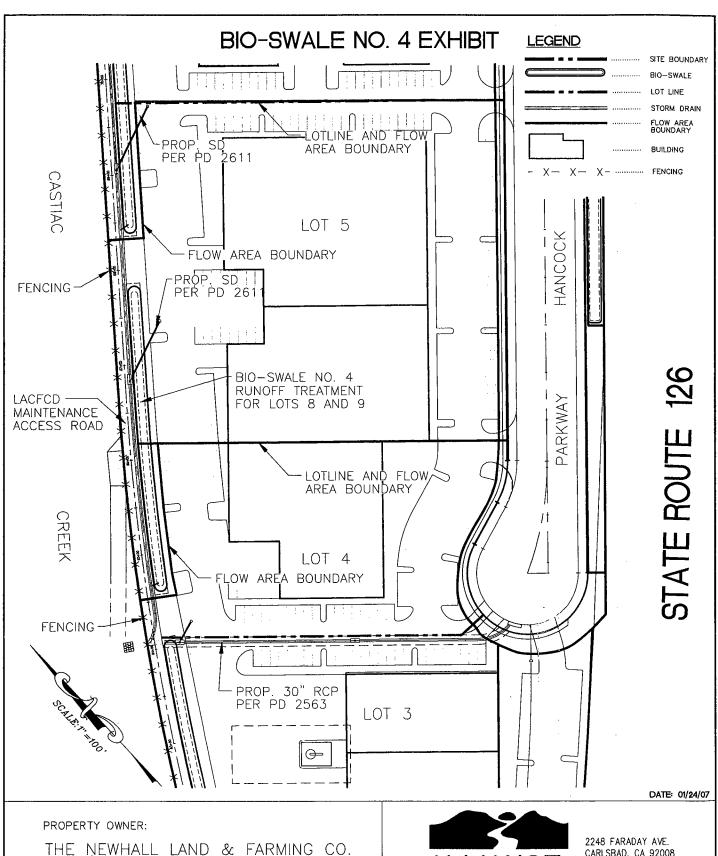
TEL: (760) 431-9896

CIVIL ENGINEERING . LAND PLANNING . HILLSIDE DESIGN . SURVEYING



(661) 255 - 4000

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23823 VALENCIA BOULEVARD VALENCIA, CA 91355

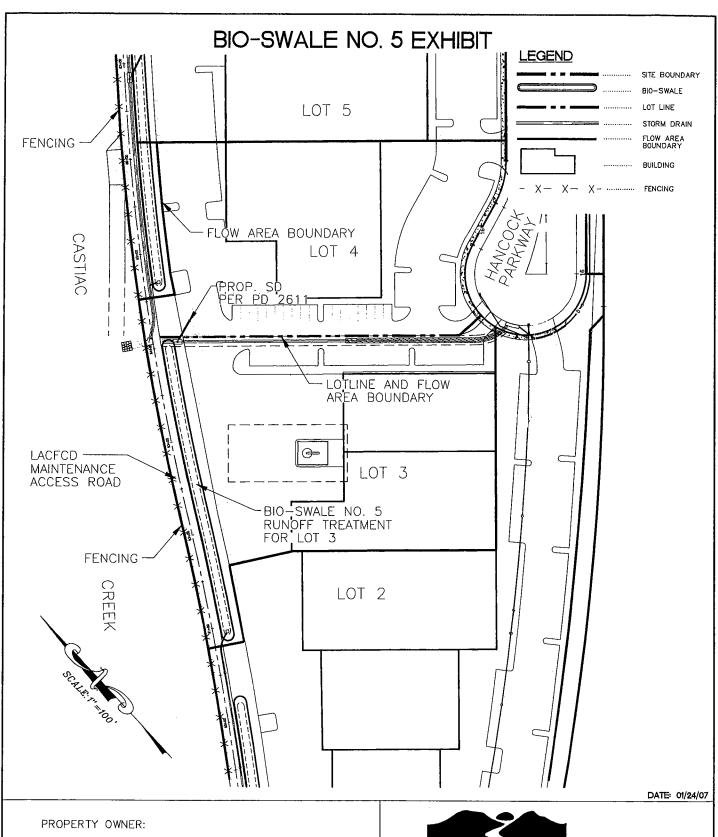
(661) 255 - 4000



CARLSBAD, CA 92008

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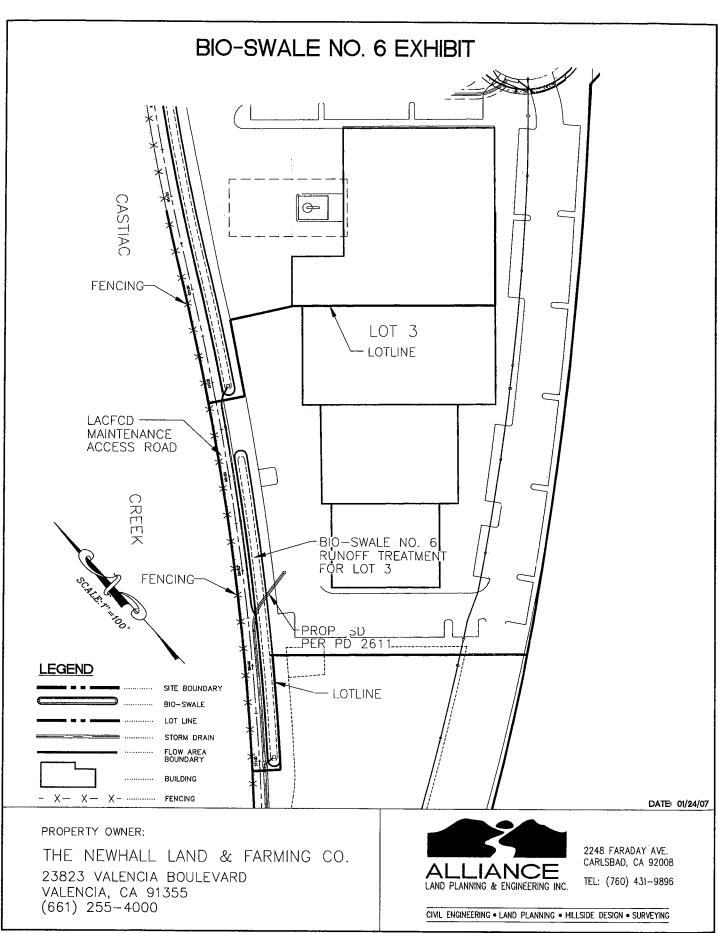
THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000

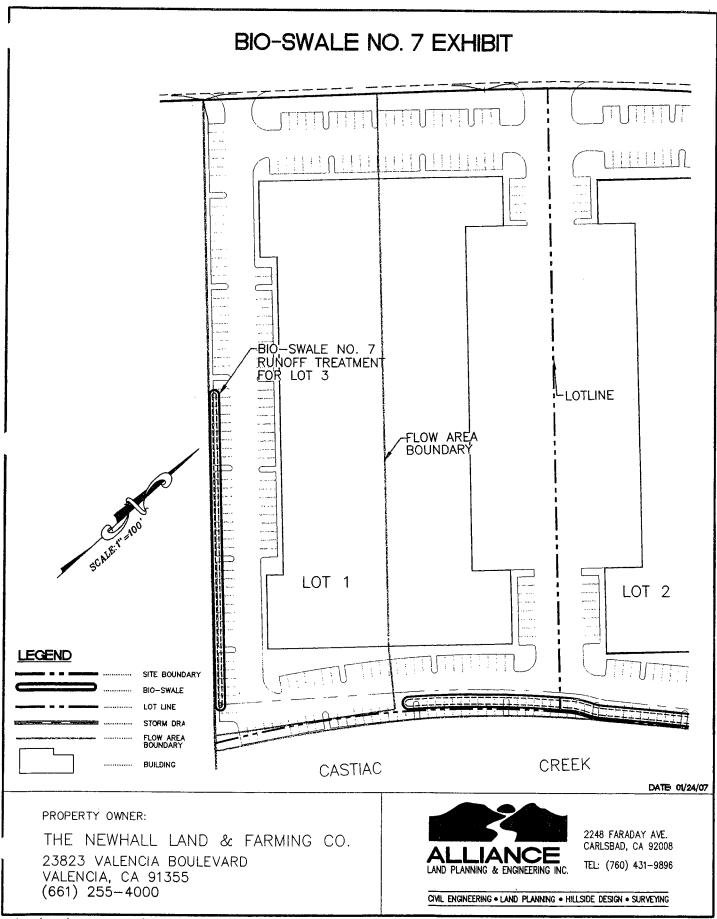


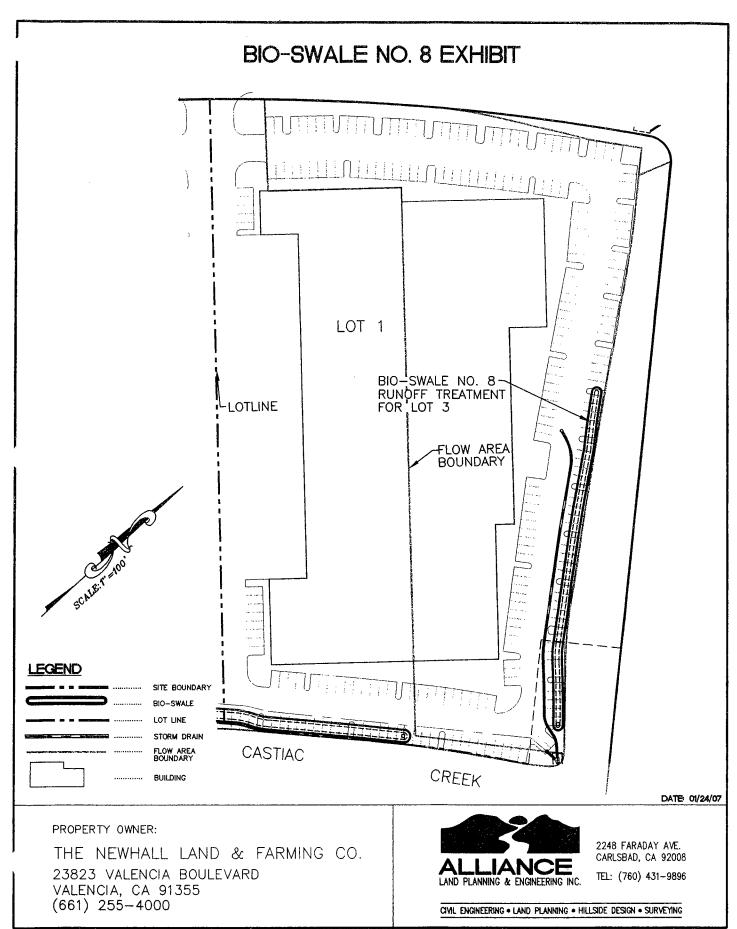
2248 FARADAY AVE. CARLSBAD, CA 92008

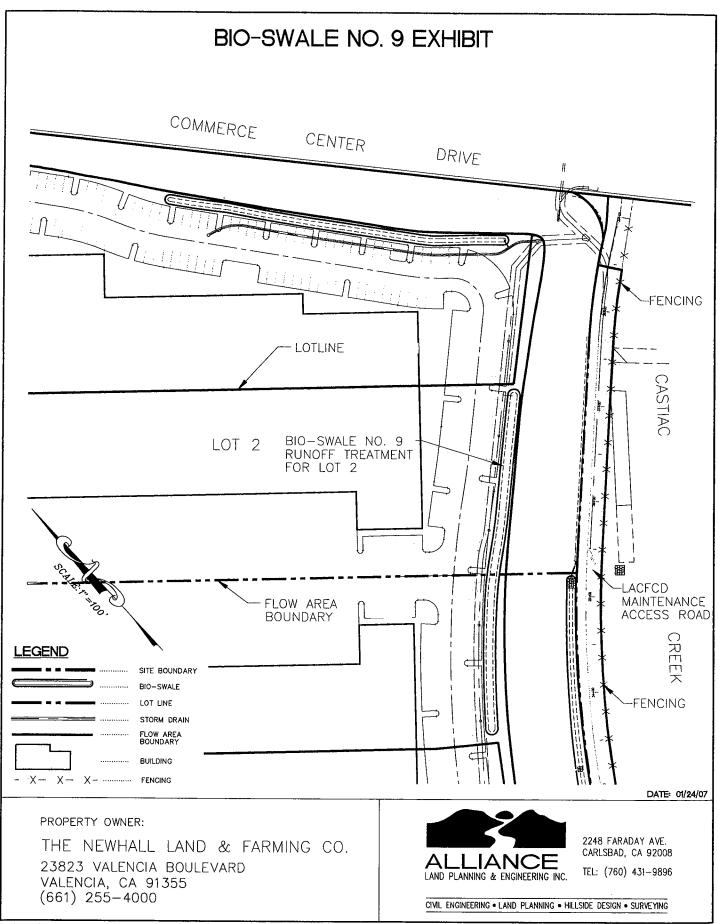
TEL: (760) 431-9896

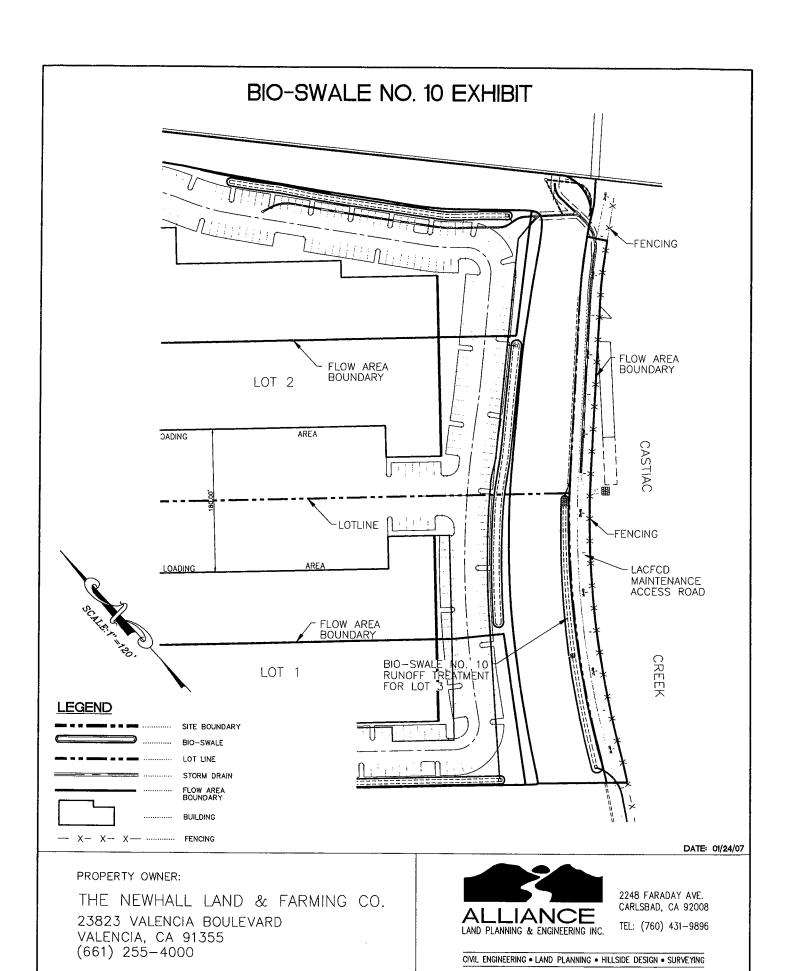
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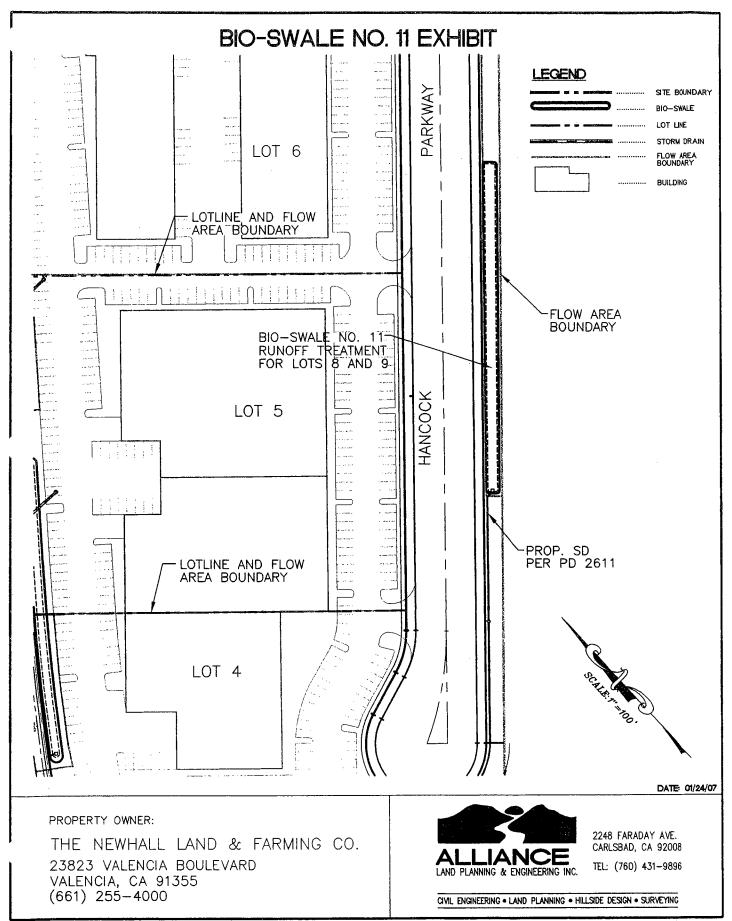




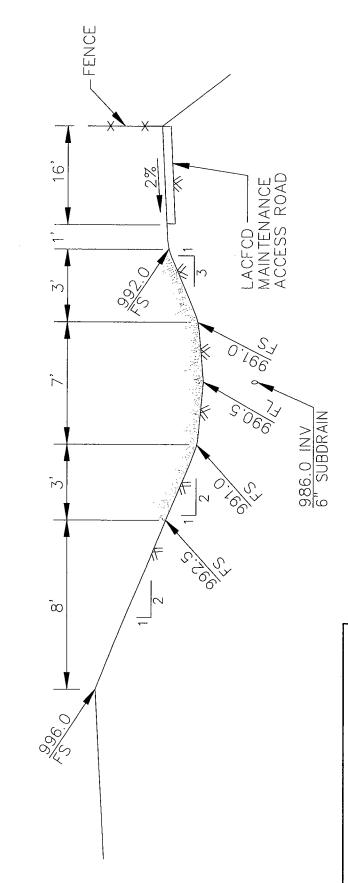








BIO-SWALE NO. 1 SECTION AT RIVER LINING STA. 78+00



NOTE: MINIMUM PLANT HEIGHT TO BE MAINTAINED AT 6"

PROPERTY OWNER:

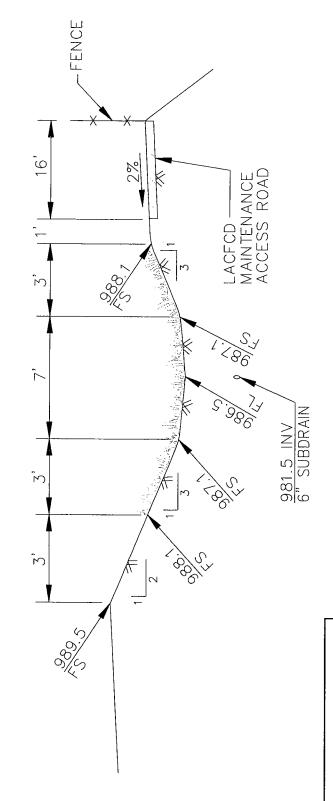
THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000



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I: CAD\0610\DBAA-EXHIBITS\BIO-SWALE-SECTIONS\BIO-SWALE-NO-01.dwg

BIO-SWALE NO. 2 SECTION AT RIVER LINING STA. 73+50



NOTE: MINIMUM PLANT HEIGHT TO BE MAINTAINED AT 6"

PROPERTY OWNER:

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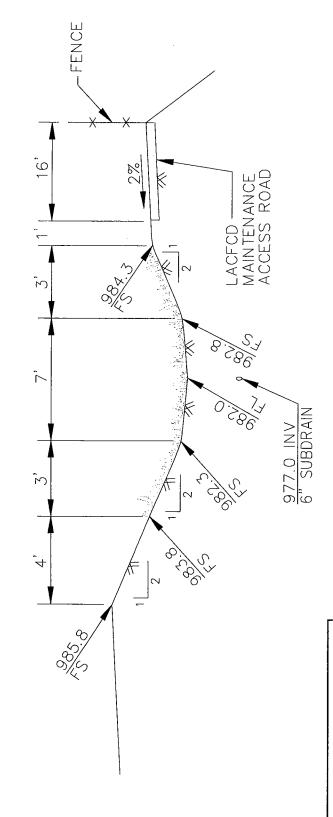


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I: CAD\0610\DBAA-EXHIBITS\BIO-SWALE-SECTIONS\BIO-SWALE-NO-02.dwg

BIO-SWALE NO. 3 SECTION AT RIVER LINING STA. 69+00



NOTE: MINIMUM PLANT HEIGHT TO BE MAINTAINED AT 6"

PROPERTY OWNER:

THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000



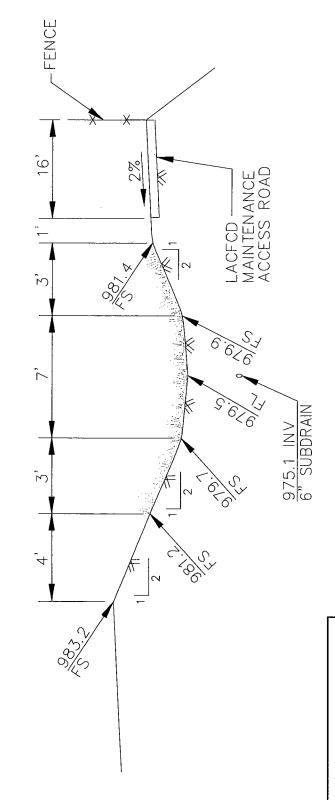
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IEERING INC. TEL: (760) 431–9896

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SECTION AT RIVER LINING STA, 65+50 **BIO-SWALE NO. 4**



.0 MINIMUM PLANT HEIGHT BE MAINTAINED AT 2 NOTE:

PROPERTY OWNER:

THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000

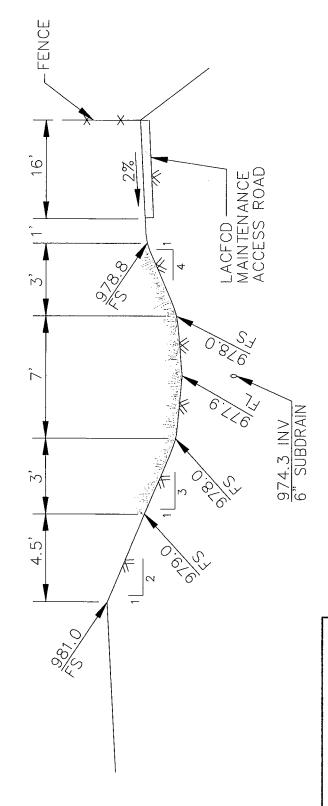


CARLSBAD, CA 92008 2248 FARADAY AVE.

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BIO-SWALE NO. 5 SECTION AT RIVER LINING STA. 62+00



NOTE: MINIMUM PLANT HEIGHT TO BE MAINTAINED AT 6"

PROPERTY OWNER:

THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000



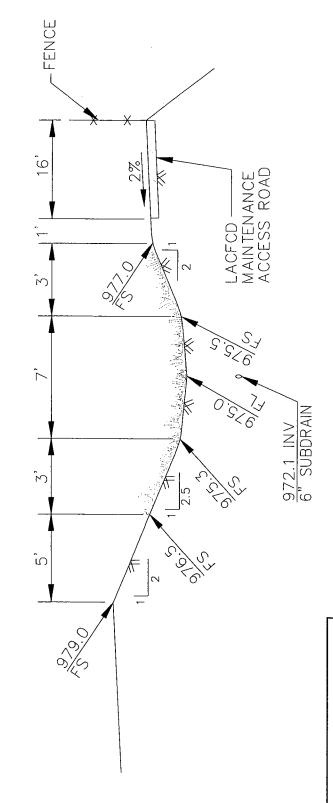
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CARLSBAD, CA 92008
TEL: (760) 431–9896

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: CAD\0610\DBAA-EXHIBITS\BIO-SWALE-SECTIONS\BIO-SWALE-NO-05.dwg

BIO-SWALE NO. 6 SECTION AT RIVER LINING STA. 58+00



NOTE: MINIMUM PLANT HEIGHT TO BE MAINTAINED AT 6"

PROPERTY OWNER:

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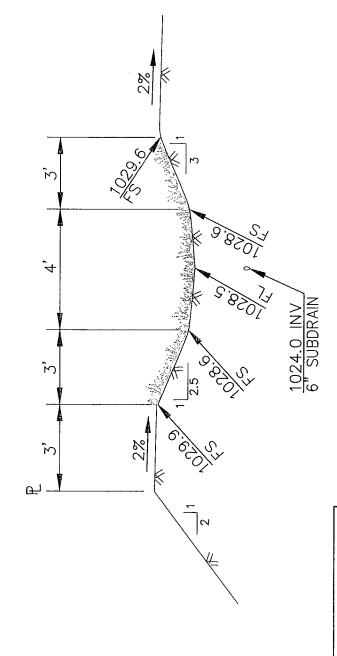


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:CAD\0610\DBAA-EXHIBITS\BIO-SWALE-SECTIONS\BIO-SWALE-NO-06.dwg

WESTERN SITE BIO-SWALE **BIO-SWALE NO. 7**



TO BE MAINTAINED AT 6" MINIMUM PLANT HEIGHT NOTE:

PROPERTY OWNER:

THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000

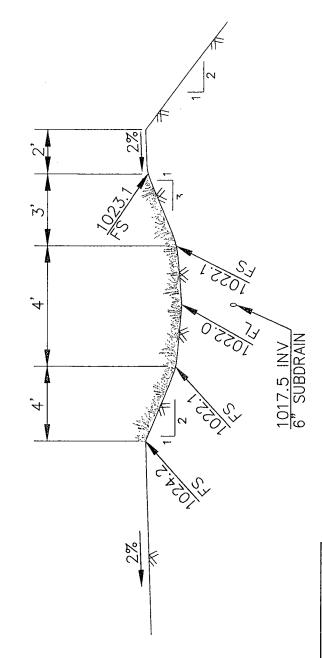


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:CAD\0610\DBAA-EXHIBITS\BIO-SWALE-SECTIONS\BIO-SWALE-NO-07.dwg

EASTERN SITE BIO-SWALE BIO-SWALE NO. 8



TO BE MAINTAINED AT 6" MINIMUM PLANT HEIGHT NOTE:

PROPERTY OWNER:

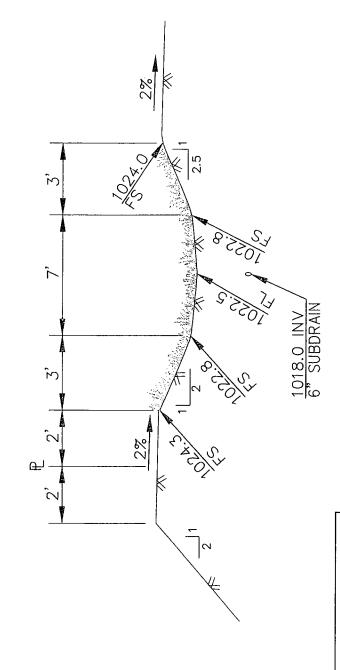
THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000



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CARLSBAD, CA 92008 TEL: (760) 431-9896 CIVIL ENGINEERING . LAND PLANNING . HILLSIDE DESIGN . SURVEYING

SOUTHERN SITE BIO-SWALE **BIO-SWALE NO. 9**



TO BE MAINTAINED AT 6" MINIMUM PLANT HEIGHT NOTE:

PROPERTY OWNER:

THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000



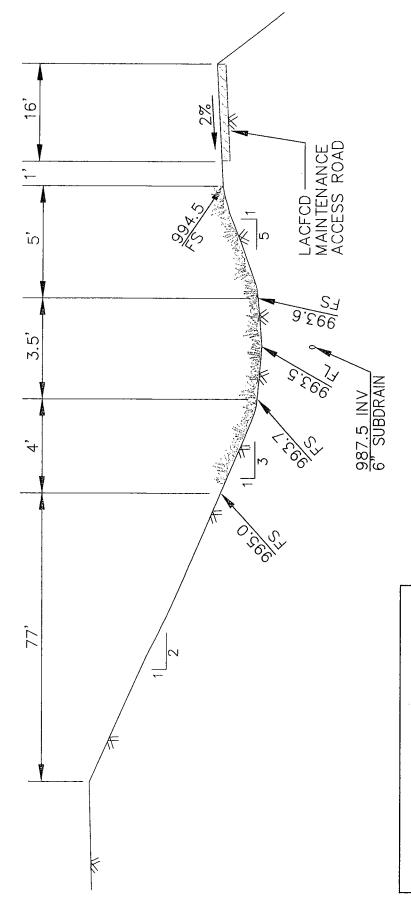
2248 FARADAY AVE.

TEL: (760) 431-9896 CARLSBAD, CA 92008

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1: CAD\0610\DBAA-EXHIBITS\BIO-SWALE-SECTIONS\BIO-SWALE-NO-09.dwg

BIO-SWALE NO. 10 SECTION AT RIVER LINING STA. 33+25



NOTE: MINIMUM PLANT HEIGHT TO BE MAINTAINED AT 6"

PROPERTY OWNER:

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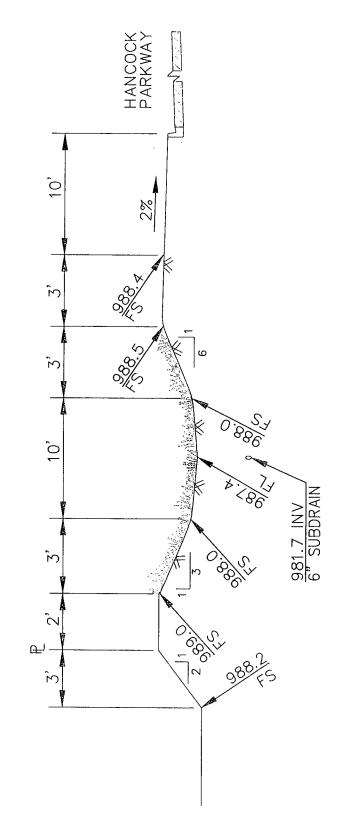


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I: CAD\0610\DBAA-EXHIBITS\BIO-SWALE-SECTIONS\BIO-SWALE-NO-10.dwg

BIO-SWALE NO. 11



NOTE: MINIMUM PLANT HEIGHT TO BE MAINTAINED AT 6"

PROPERTY OWNER:

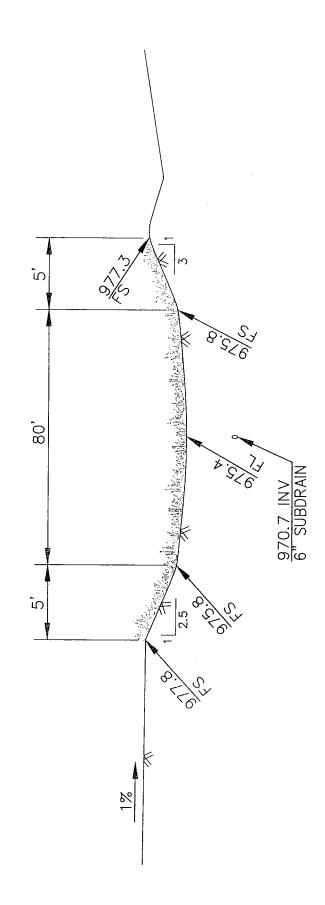
THE NEWHALL LAND & FARMING CO. 23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000



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: CAD\0610\DBAA-EXHIBITS\BIO-SWALE-SECTIONS\BIO-SWALE-NO-11.dwg

BIO-RETENTION BASIN



PROPERTY OWNER:

THE NEWHALL LAND & FARMING CO.

23823 VALENCIA BOULEVARD VALENCIA, CA 91355 (661) 255-4000



TEL: (760) 431-9896 CARLSBAD, CA 92008 2248 FARADAY AVE.

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APPENDIX C

GEOSYNTEC TECHNICAL MEMO OF COMPLIANCE



2566 Overland Avenue, Suite 670 Los Angeles, California 90064 PH 310.839.6040 FAX 310.839.6041 www.geosyntec.com

Memorandum

Date:

18 January 2007

To:

Jason Vroom, Alliance Land Planning and Engineering, Inc.

Copy to:

Alex Herrell, Newhall Land

From:

Lisa Austin and Dan Pankani, Geosyntec Consultants

Subject:

Valencia Commerce Center Gateway 5 (PM 26363) - Evaluation of

Stormwater Treatment Control BMP Sizing

The purpose of this memorandum is to verify that the treatment control BMPs shown on the Valencia Commerce Center Gateway 5 Water Quality Maintenance Map Plan (dated January 16, 2007) are sized in compliance with the requirements of the Los Angeles County Department of Public Works Development Planning for Storm Water Management, A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP) (September 2002) and to verify consistency with the Commerce Center Tentative Parcel Map 26363 Water Quality Technical Report (Geosyntec Consultants, December 2005).

TREATMENT CONTROL BMPS

The stormwater treatment control BMPs for the Valencia Commerce Center Gateway 5 Project consist of vegetated swales and bioretention areas distributed throughout the project site. This is consistent with the BMPs that were analyzed in the Commerce Center Tentative Parcel Map 26363 Water Quality Technical Report, which stated that treatment would consist of either bioretention areas or vegetated swales.

The sizing criterion for the Project's bioretention areas established in the Commerce Center Tentative Parcel Map 26363 Water Quality Technical Report is the capture and treatment of 80% of the average annual runoff volume. This sizing criterion utilizes historical rainfall data with continuous simulation modeling and is consistent with sizing criterion #2 from the SUSMP Manual. The sizing criterion for the Project's vegetated swales is the full capture of runoff resulting from 0.3 inches per hour rainfall intensity. This sizing criterion was developed using Project-specific rainfall to result in approximately 80% capture of average annual runoff volume, which is consistent with sizing criterion #3 from the SUSMP Manual.

BMP Sizing Evaluation, Valencia Commerce Center Gateway 5 Project 18 January 2007
Page 2

VERIFICATION OF BMP SIZING

To verify that the treatment BMPs shown on the Valencia Commerce Center Gateway 5 Water Quality Maintenance Map Plan (1/16/07) are adequately sized, catchment delineations, catchment imperviousness, and BMP sizes were determined. The bioretention BMP for the project is listed in Table 1 below, along with the tributary area, SUSMP Manual sizing, the sizing established in the Commerce Center Tentative Parcel Map 26363 Water Quality Technical Report (WQTR), and the size of the bioretention area shown the map.

Table 1: Catchment Parameters and Bioretention Sizing Results

BMP ID	Tributary Area ID	Tributary Area (acres)	Catchment % Imperviousness ¹	SUSMP Design Volume (cf) ²	SUSMP Bioretention Area Required (ft²)³	WQTR Bioretention Area Required (ft²) 4	Bioretention Area Provided (ft²) ⁵
Bio-retention	A12/A13	8.6	91	19,537	13,025	13,290	13,800

¹Imperviousness based on LA County Hydrology Manual value of 0.91 for Light Industrial.

As shown in Table 1, the bioretention area provided is greater than the required SUSMP area and the area required by the WQTR sizing criterion, thus the bioretention area is adequately sized.

The vegetated swales for the project are listed in Table 2 below, along with the tributary area, SUSMP design flow rate, WQTR design flow rate, the design flow rate used to size the vegetated swales, the swale sizing shown the map, and the resultant hydraulic retention time for each swale.

² Bioretention sizing for the volume of runoff produced from a 0.75 inch storm event and SUSMP Manual Appendix A runoff calculations.

³ SUSMP bioretention sizing based on area of bioretention required to detain design volume assuming 18 inch ponding depth for bioretention with underdrain.

Bioretention sized to capture and treat 80% of annual average runoff based on continuous simulation model runs.

⁵ Bioretention sizing per the Valencia Commerce Center Gateway 5 Water Quality Maintenance Map Plan (Alliance Land Planning and Engineering, January 16, 2007).

BMP Sizing Evaluation, Valencia Commerce Center Gateway 5 Project 18 January 2007
Page 3

Table 2: Catchment Parameters and Vegetated Swale Sizing Results

BMP ID	Tributary Area ID	Tributary Area (acres)	Catchment % Imperviousness¹	SUSMP Design Flow Rate (cfs) ²	WQTR Design Flow Rate (cfs) ³	Selected Design Flow Rate (cfs)	Swale Sizing, Length x Bottom Width (ft) 4	Hydraulic Retention Time (mins)
Swale #1	A1	3.3	0.91	1.12	0.81	1.12	7 x 300	12
Swale #2	A2	4.6	0.91	1.59	1.15	1.59	7 x 350	12
Swale #3	A3	4.2	0.91	1.44	1.05	1.44	7 x 340	12
Swale #4	A4	3.4	0.91	1.16	0.84	1.16	7 x 310	12
Swale #5	A5	3.5	0.91	1.22	0.88	1.22	7 x 310	12
Swale #6	A6	3.9	0.91	1.36	0.99	1.36	7 x 320	12
Swale #7	A7	2.8	0.91	0.96	0.70	0.96	4 x 320	12
Swale #8	A8	3.4	0.91	1.17	0.85	1.17	4 x 350	12
Swale #9	A9	5.6	0.91	1.94	1.41	1.94	7 x 360	12
Swale #10	A10	2.3	0.91	0.81	0.59	0.81	3.5 x 340	13
Swale #11	All	5.5	0.91	1.88	1.37	1.88	10 x 350	13

¹ Imperviousness based on LA County Hydrology Manual value of 0.91 for Light Industrial.

³ Design flow based on an intensity of 0.3 in/hr, to capture and treat greater than 80% of annual average runoff.

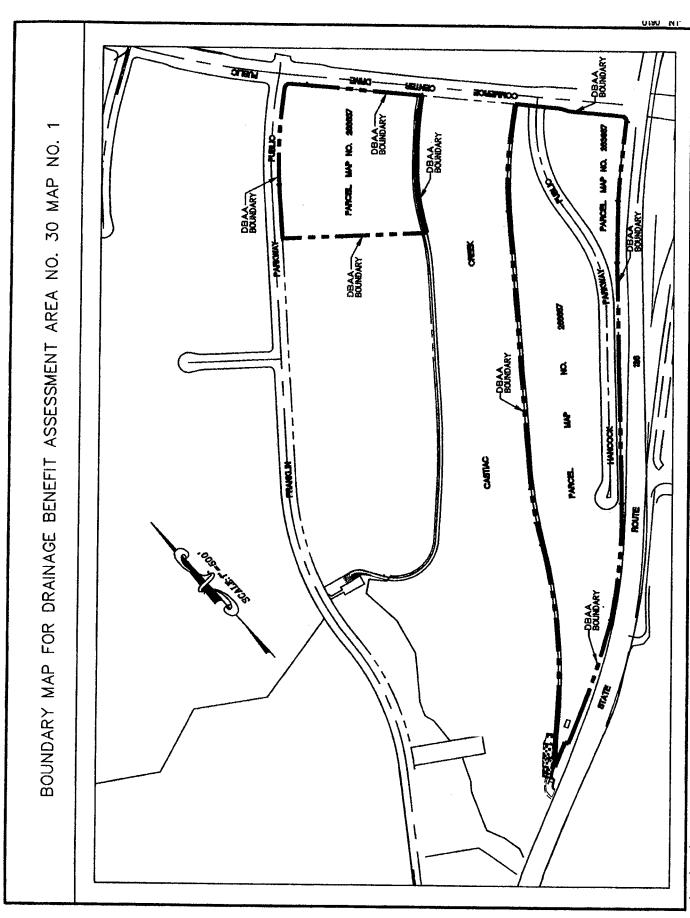
As shown in Table 2 above, the vegetated swales were sized using the more conservative design flow rate (SUSMP versus WQTR criteria) and the hydraulic retention time provided in each swale is greater than 10 minutes, thus the vegetated swales are adequately sized.

² Design flow rate of runoff produced from a 0.75 inch storm event and SUSMP Manual Appendix A runoff calculations with a 50-ft overland flow length resulting in a time of concentration of 6 minutes and a design intensity of 0.4 inches per hour.

⁴ Swale sizing per the Valencia Commerce Center Gateway 5 Water Quality Maintenance Map Plan (Alliance Land Planning and Engineering, January 17, 2007).

MAP NO. 1

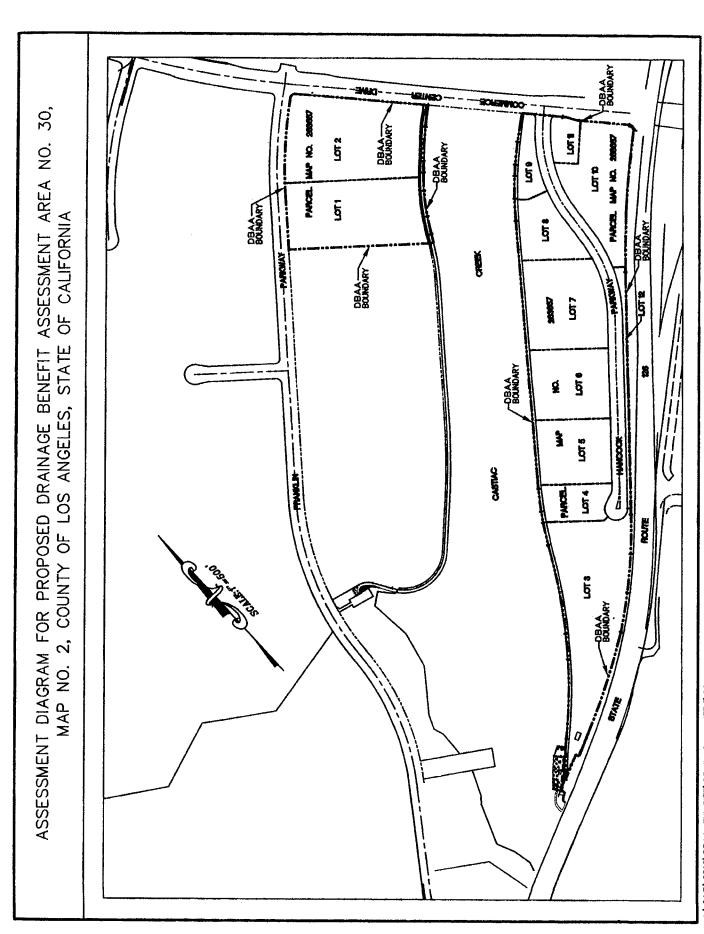
BOUNDARY MAP FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 30



!: \CAD\O610\DBAA-EXHBITS\DRAINAGE-BENEFIT\DBA-SHT-01.dwg

MAP NO. 2

ASSESSMENT DIAGRAM FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 30



I:\CAD\0610\DBAA-EXHBITS\DRAINAGE-BENEFIT\DBA-SHT-02.dwg

LEGAL DESCRIPTION

Page 1 of 4

DRAINAGE BENEFIT ASSESSEMENT NO. 30
A.P.N. 2866-002-057
I.M
DISTRICT
T.G. 4459 (G7 & H7), 4549 (F1, F2, G1, G2 & H1)

DESCRIPTION

That portion of Parcel 3 of Licensed Surveyor's Map filed in Book 27, Page 22 and 23 of Licensed Surveys in the County of Los Angeles, State of California and a portion of Parcel 15 of Licensed Surveyor's Map filed in Book 27, Pages 27 through 31, inclusive of Licensed Surveys, in the Rancho San Francisco, as shown on the Map filed in Book 1, Pages 521 and 522 of Patents, Records of said County.

Beginning at a point on the centerline of Franklin Parkway (84 feet wide) as shown on the Record of Survey filed in Book 173 at Pages 78 through 86, inclusive of Records of Surveys, in the Office of the County Recorder of said County, being distant thereon North 40°20'03" East 665.67 feet from the intersection of said Franklin Parkway and Braxton Avenue, as shown on said map; thence. South 48°43'34 East 42.01 feet to the southeasterly line of said Franklin Parkway being the **True Point Of Beginning**; thence,

- South 48°43'34 East 772.43 feet to a point being the beginning of a non-tangent curve concave northwesterly having a radius of 1304.00 feet, a radial line to said point bears South 60°07'41" East: thence along said non-tangent curve,
- 2nd Southwesterly through a central angle of 10°07'45" an arc length of 230.53 feet; thence tangent,
- 3rd South 39°59'58" West 733.07 feet to the beginning of a tangent curve concave northwesterly having a radius of 3990.00 feet; thence along said curve,
- 4th Southwesterly through a central angle of 6°53'44" an arc length of 480.20 feet: thence tangent,
- 5th South 46°53'42" West 259.18 feet to the beginning of a tangent curve concave northerly having a radius of 215.00 feet; thence along said curve,

Continued

Page 2 of 4

- 6th Southwesterly and westerly through a central angle of 93°22'12" an arc length of 350.37 feet; thence non-tangent,
- 7th South 78°19'26" West 11.26 feet to a point being the beginning of a non-tangent curve concave northeasterly having a radius of 225.00 feet, a radial line to said point bears South 51°36'50" West; thence along said non-tangent curve,
- 8th Northwesterly through a central angle of 7°32'12" an arc length of 29.60 feet; thence tangent,
- 9th North 30°50'58" West 114.41 feet to the beginning of a tangent curve concave southwesterly having a radius of 100.00 feet; thence along said curve,
- Northwesterly and westerly through a central angle of 45°11'30" an arc length of 78.87 feet; thence tangent,
- North 76°02'28" West 166.40 feet to point being the beginning of a non-tangent curve concave easterly having a radius of 1458.00 feet, a radial line to said point bears North 73°18'31" West, said point being on said southeasterly line of said Franklin Parkway; thence along said non-tangent curve and said southeasterly line.
- Southerly through a central angle of 13°10'34" an arc length of 335.29 feet to a point of reverse curve concave northwesterly having a radius of 1392.00 feet, a radial line to said point bears South 86°29'05" East; thence along said reverse curve,
- Southerly and southwesterly through a central angle of 32°52'08" an arc length of 798.55 feet; thence tangent,
- 14th South 36°23'03" West 487.97 feet; thence leaving said southeasterly line,
- 15th South 55°56'52" East 298.73 feet; thence,
- South 12°14'17" East 252.18 feet to the northwesterly line of State Highway 126 as shown on said map; thence along said northwesterly line,

Page 3 of 4

17 th	North 65°55'50" East 472.06 feet; thence,
18 th	North 24°04'10" West 28.25 feet; thence,
19 th	North 65°55'50" East 300.01 feet; thence,
20 th	South 24°04'10" East 20.00 feet; thence,
21 st	North 65°55'50" East 116.27 feet to a point being the beginning of a non-tangent curve concave northwesterly having a radius of 4530.20 feet, a radial line to said point bears South 24 °04'10" East; thence along said non-tangent curve,
22 nd	Northeasterly through a central angle of 7°37'14" an arc length of 602.53 to a point being the beginning of a non-tangent curve concave northwesterly having a radius of 2942.13 feet, a radial line to said point bears South 34°51'12" East; thence along said compound curve,
23 rd	Northeasterly through a central angle of 12°42'38" an arc length of 652.69 feet; thence tangent,
24 th	North 42°26'10" East 1333.77 feet to the beginning of a tangent curve concave southeasterly having a radius of 4658.21 feet; thence along said curve,
25 th	Northeasterly through a central angle of 9°37'15" an arc length of 782.18 feet to a point of reverse curve concave southwesterly having a radius of 20.00 feet, a radial line to said point bears South 37°56'35" East; thence along said reverse curve,
26 th	Northeasterly, northerly and northwesterly through a central angle of 92°31'37" an arc length of 32.30 feet; thence non-tangent,
27 th	North 40°07'15" East 0.86 feet; thence,
28 th	North 40°28'12" West 288.45 feet to the beginning of a tangent curve concave northeasterly having a radius of 174.81 feet; thence along said curve,

Northwesterly through a central angle of 10°21'28" an arc length of 31.60 feet; thence

 29^{th}

tangent,

Page 4 of 4

- 30^{th} North 30°06'44" West 30.94 feet to the beginning of a tangent curve concave southwesterly having a radius of 158.81 feet; thence along said curve,
- $31^{\rm st}$ Northwesterly through a central angle of 10°21'28" an arc length of 28.71 feet; thence tangent,
- $32^{\rm nd}$ North 40°28'12" West 51.95 feet to the beginning of a tangent curve concave southwesterly having a radius of 992.00 feet; thence along said curve,
- $33^{\rm rd}$ Northwesterly through a central angle of 0°55'03" an arc length of 15.89 feet; thence tangent,
- 34^{th} North 41°23'15" West 1405.56 feet to the beginning of a tangent curve concave southerly having a radius of 27.00 feet; thence along said curve,
- 35^{th} Northwesterly, westerly and southwesterly through a central angle of 85°50'00" an arc length of 40.45 feet to a point of compound curve concave southeasterly having a radius of 2458.00 feet, a radial line to said point bears North 37°13'14" West; thence along said compound curve,
- 36^{th} Southwesterly through a central angle of 12°26'43" an arc length of 533.90 feet: thence tangent,
- 37^{th} South 40°20'03" West 298.21 feet to the **True Point Of Beginning**.

End of EXHIBIT A

All as shown on a sketch attached hereto as EXHIBIT B and made a part hereof for reference only.

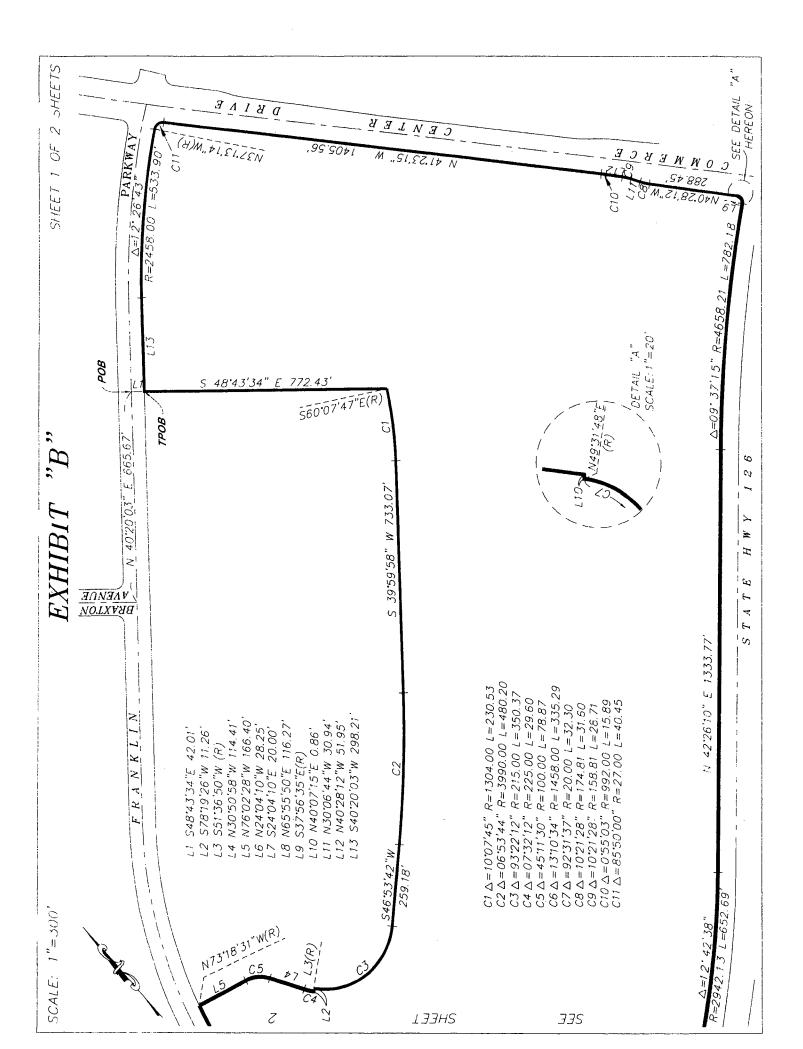
Prepared by:

HOVELL & PILARSKI ENGINEERING

James T. Pilarski, PLS 4755

InGA FEWAY5/PM 2042 DBA EXHIBIT/wpd

¢o 2042-02,2-AJP



ET 2 OF 2 SHEETS	7.4 Y	R=1304.00 L=230.53 "R=3990.00 L=480.20 "R=275.00 L=350.37 "R=225.00 L=29.60 "R=100.00 L=78.87 "R=1458.00 L=335.29 "R=174.81 L=31.60 "R=158.81 L=28.71 "R=992.00 L=15.89 "R=27.00 L=40.45	42'26'10" E 1333.77'
SHEET		Ci $\triangle = 10.07'45''$ R=1304.00 L=230.53 C2 $\triangle = 06.53'44''$ R=3990.00 L=480.20 C3 $\triangle = 93.22'12''$ R=215.00 L=350.37 C4 $\triangle = 07.32'12''$ R=225.00 L=29.60 C5 $\triangle = 45'11'30''$ R=100.00 L=78.87 C6 $\triangle = 13'10'34''$ R=1458.00 L=335.29 C7 $\triangle = 92'31'37''$ R=20.00 L=32.30 C8 $\triangle = 10'21'28''$ R=174.81 L=31.60 C9 $\triangle = 10'21'28''$ R=158.81 L=28.71 C10 $\triangle = 0'55'03''$ R=992.00 L=15.89 C11 $\triangle = 85'50'00''$ R=27.00 L=40.45	7.699
EXHIBIT "B"	N73.18'31"W(R) C5 C5 C7 C3	(a) 3, 21, 15. (b)). (b) 15. 15. 15. 15. 15. 15. 15. 15. 15. 15.	A=2942.13 t
EXHII	R=1 392.00 L=198.55	(A)3"01"60" 552 (A)	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
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SCALE: 1"= 300"	N S55:56:55 298.73	Z"E SS SS K	

RESOLUTION OF THE COUNTY OF LOS ANGELES TO FORM DRAINAGE BENEFIT ASSESSMENT AREA NO. 30 AND TO DETERMINE AND LEVY ANNUAL ASSESSMENTS ON THE REAL PROPERTY LOCATED THEREIN

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California (Board) has received an Engineer's Report, dated August 2007, pertaining to the establishment of an area of benefit hereafter referred to as Drainage Benefit Assessment Area (DBAA) No. 30 and the determination and levy of an annual assessment on the parcels of real property located therein (Engineer's Report), prepared by Alliance Land Planning & Engineering, Inc. in accordance with the Benefit Assessment Act of 1982 and Article 13D of the California Constitution, and approved by the Department of Public Works; and

WHEREAS, the Clerk of the Board has caused notice of the filing of the Engineer's Report and of the time, date, and place of a public hearing on the proposed establishment of DBAA No. 30 and the determination and levy of an annual assessment on the parcels of real property located therein, to be given in the manner required by law; and

WHEREAS, the Board has conducted the public hearing on the proposed establishment of DBAA No. 30 and the determination and levy of an annual assessment on the parcels of real property located therein, and has considered all objections and protests to said proposals; and

WHEREAS, the assessment ballots required by Article 13D and Government Code Section 53753, which were submitted and not withdrawn, have been tabulated, and it has been determined that a majority protest against the determination and levy of the proposed annual assessment does not exist.

NOW, THEREFORE, the Board of Supervisors of the County of Los Angeles resolves as follows:

- 1. DBAA No. 30 is hereby established in accordance with and as described in the Engineer's Report.
- 2. An annual assessment on the parcels of real property in DBAA No. 30 is hereby determined and imposed in accordance with and as described in the Engineer's Report.
- 3. The annual assessment on the parcels of real property in DBAA No. 30 shall be collected on the tax roll, each year, in the same manner, by the same persons, and at the same time as, together with and separately from, the general taxes of the County of Los Angeles, without further action by this Board.

	4.	copy of this Resolution, upon it	authorized and directed to file a certified to a certified to adoption, with the County Assessor, and the County Auditor-Controller, Tax
The for Board of of all of	regoing of Sup ther sp	g Resolution was on the da ervisors of the County of Los Ang ecial assessment and taxing distri	y of, 2007, adopted by the eles and ex officio of the governing body icts for which said Board so acts.
			SACHI A. HAMAI Executive Officer of the Board of Supervisors of the County of Los Angeles
			By Deputy
APPRO	OVED	AS TO FORM:	
RAYM(County		6. FORTNER, JR. sel	
Ву <u></u>	71	Deputy	

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NOTICE OF FILING OF ENGINEER'S REPORT REGARDING THE PROPOSED FORMATION OF DRAINAGE BENEFIT ASSESSMENT AREA NO. 30 AND THE DETERMINATION AND LEVYING OF ANNUAL ASSESSMENTS ON THE REAL PROPERTY LOCATED THEREIN AND OF A PUBLIC HEARING THEREON

Notice is hereby given that an Engineer's Report, dated August 2007, pertaining to the proposed formation of Drainage Benefit Assessment Area (DBAA) No. 30 and the determination and levying of annual assessments on the real property located therein, has been filed with the Clerk of the Board of Supervisors of the County of Los Angeles. The Engineer's Report was prepared by Alliance Land Planning & Engineering, Inc. for the County of Los Angeles Department of Public Works.

Notice is further given that the Board of Supervisors will conduct a public hearing to consider the Engineer's Report and the proposed formation of DBAA No. 30 and the determination and levying of annual assessments on the real property located therein. Said hearing will be held on _______, 2007, at 9:30 a.m., in the Hearing Room of the Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street at Grand Avenue), Los Angeles, California 90012.

DBAA No. 30 is generally located in the unincorporated County territory of Santa Clarita and is more specifically shown in the attached map. The purpose of DBAA No. 30 is to finance the costs of the operation and maintenance of drainage facilities constructed as a condition of approval of a subdivision of land known as Parcel Map 26363, through the levy of annual assessments on the real property located within DBAA No. 30.

The Engineer's Report is on file and available for public review in the Executive Office of the Board of Supervisors, Room 383B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Additionally, the Engineer's Report is available for review at the Valencia Library, 23743 Valencia Boulevard, Santa Clarita, CA 91355 and at dpw.lacounty.gov/tabGov.cfm.

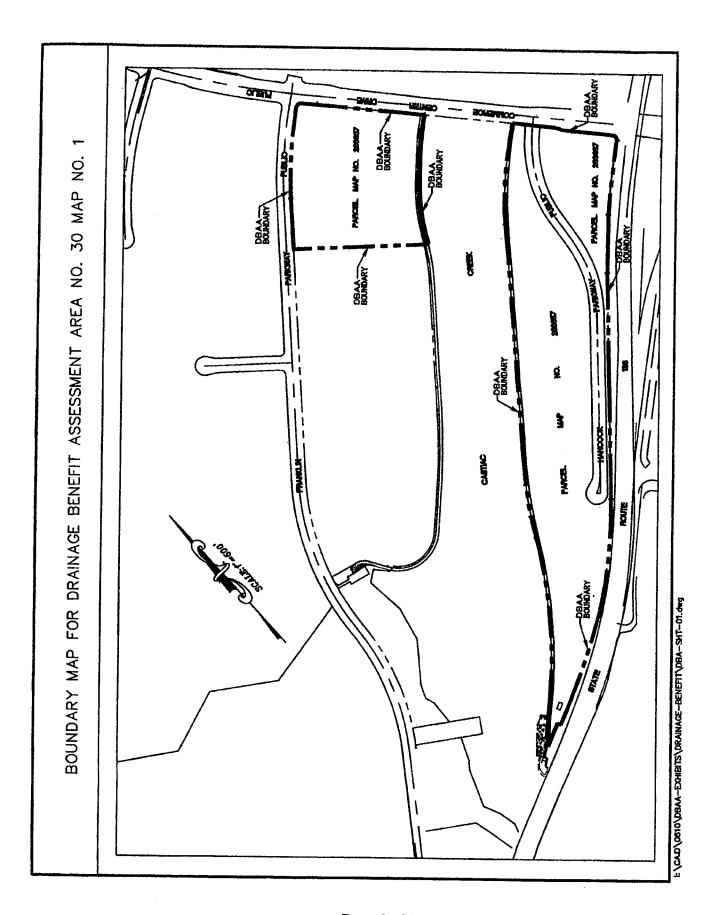
If you have any comments about the recommended changes to DBAA No. 30, you may address them in writing to the County of Los Angeles Department of Public Works, Attention Benefit Assessment Unit, Programs Development Division, P.O. Box 1460, Alhambra, California 91802-1460. In your letter, please include your name, address, and parcel identification number as they appear on your property tax bill.

For further information, please contact the Benefit Assessment Unit at (800) 216-6658 or by e-mail at jnamming@dpw.lacounty.gov.

Auxiliary aids and services for disabled persons are available with at least three business days notice before the public hearing date by calling (626) 458-4081 or TTD (626) 282-7829.

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Attach.



Page 3 of 3